

New City + Back of the Yards

Neighborhood Roundtable

September 24, 2020



1 Welcome

2 Updates

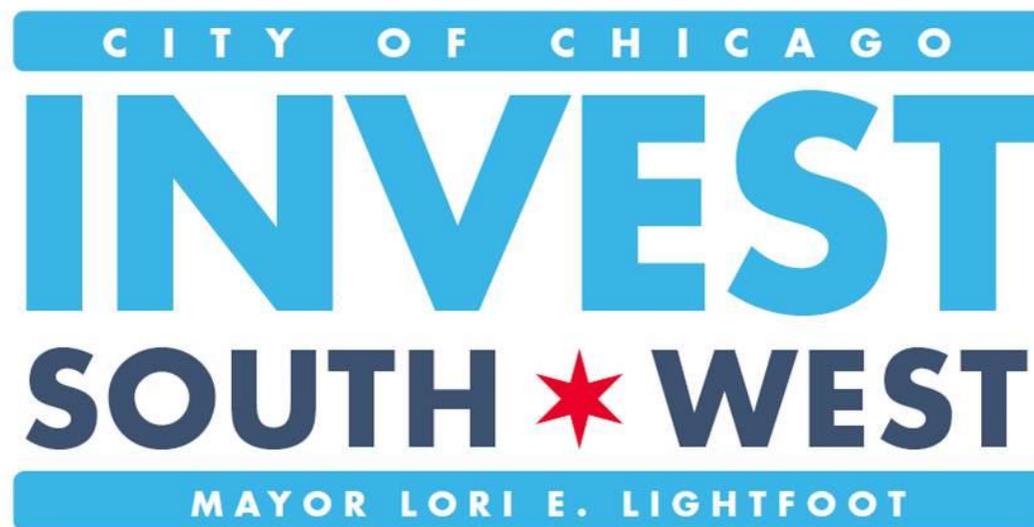
NOF

Corridor Manager

DCEO BIG Round 2

3 RFP discussion

4 Next steps



1 Welcome

2 Updates

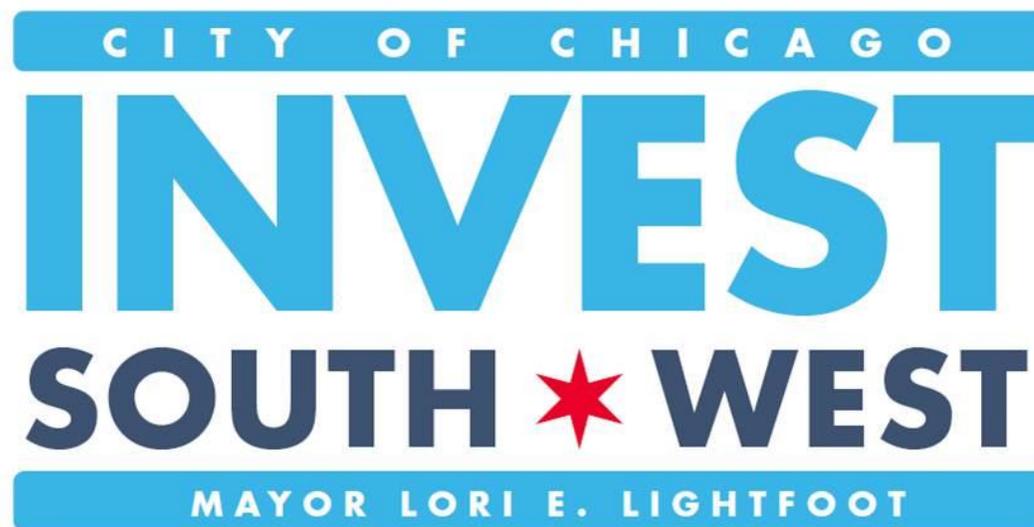
NOF

Corridor Manager

DCEO BIG Round 2

3 RFP discussion

4 Next steps

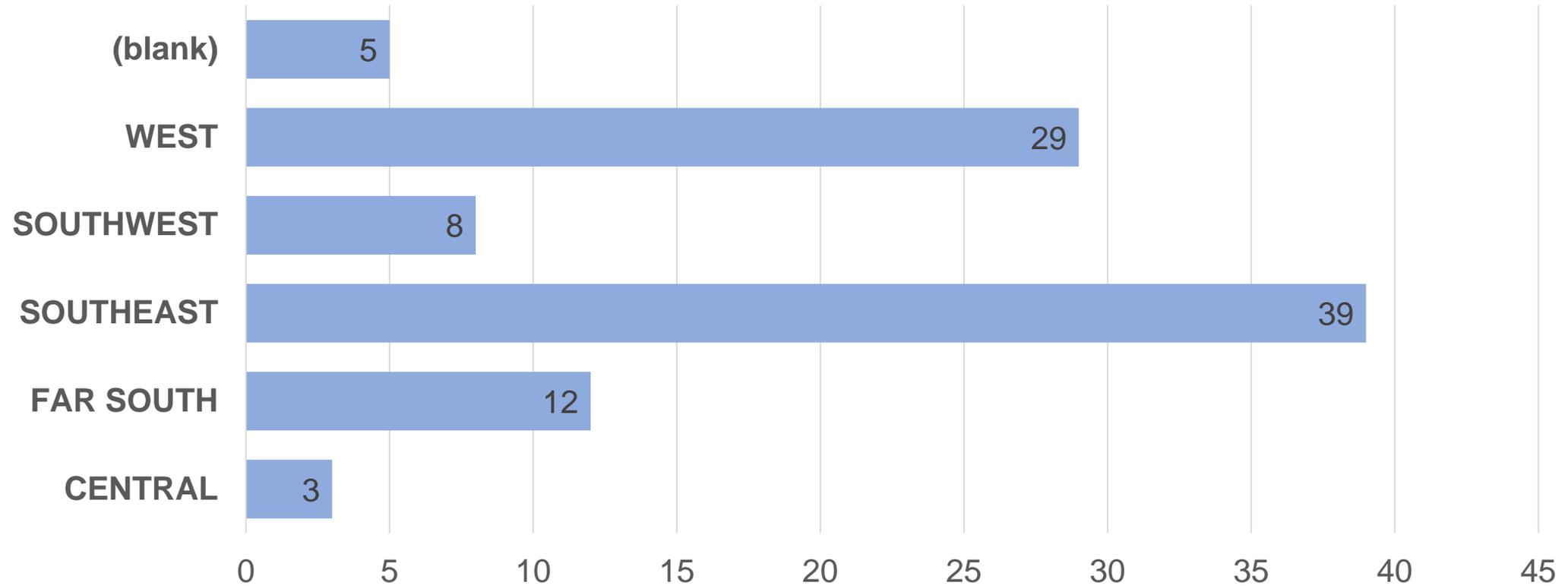


NOF Small Grants Application Updates

- **Project Readiness Quiz** completed 1,488 times in the first week
 - 1,183 unique email addresses
 - 22% of email addresses completed the quiz more than once (highest was 6x's)
- **101 applications** submitted so far
 - 3 applications received in New City community area
- Application period ends **Friday, Nov. 6th at 10:00PM**
 - To apply, visit <https://Chicago.gov/NOF>

Where are the applications?

Total Applications Received as of 9/14-9/18



1 Welcome

2 Updates

NOF

Corridor Manager

DCEO BIG Round 2

3 RFP discussion

4 Next steps



LISC Corridor Manager Update

A team at LISC reviewed the applications against the following criteria:

Criteria:	Application should show:
Neighborhood economic development experience	Specific to neighborhood Recent (last 3 years) Familiarity with City incentive programs
Stakeholder & neighborhood relationships	Strong working relationships with stakeholders (aldermen, CBOs, business & property owners, etc.)
Ability to identify & move forward catalytic projects	Insight on challenges & opportunities in the neighborhood Clear ideas for moving these forward
Commitment to partnerships, meetings, & check ins	Willingness to collaborate with DPD, LISC, other CMs, and other ISW participants.

1 Welcome

2 Updates

NOF

Corridor Manager

DCEO BIG Round 2

3 RFP discussion

4 Next steps



1 Welcome

2 Updates

NOF

Corridor Manager

DCEO BIG Round 2

3 RFP discussion

4 Next steps



What are the ISW RFPs?

The INVEST South/West (ISW) Request for Proposals (RFPs) **solicit development proposals** for City-owned land.

Traditionally, RFPs simply provide details regarding the subject property (e.g. **size, zoning, appraised value**) and a brief indication of the preferred use (e.g. residential development).

The **INVEST South/West** RFPs go one step further, and illustrate the **desired urbanism** of the site as well as a **more robust description of uses** desired by the community.

The ISW RFPs are also built on an **understanding of available incentives** and partner those incentives with the proposed development to ensure **high-level financial feasibility**.



City of Chicago
Lori Lightfoot, Mayor

Request for Proposals
Englewood Square Phase II



Department of Planning and Development
Maurice Cox, Commissioner
City Hall Room 1000
121 N. LaSalle Street
Chicago, IL 60602

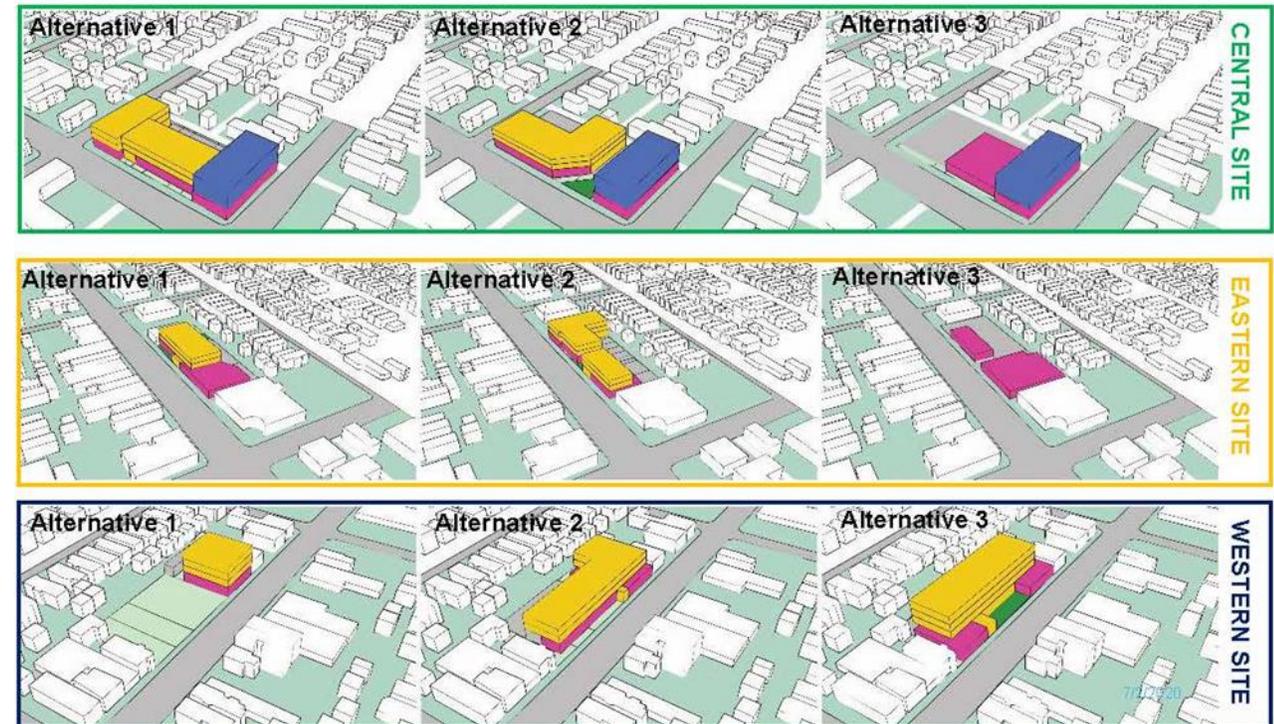
DRAFT June 2020

An RFP is not a Plan

The RFPs **do not represent a plan** for the site in question. The **drawings, images, and narratives** associated with the RFPs simply help to **shape the responses** DPD will receive from developers.

The engagement carried out to date (**Roundtables and Visioning Workshop**) were aimed at reviewing **potential uses, densities, and site layout**. However, it is important to note that the respondent **developers will propose their own designs and programs**.

There will be several opportunities to review these proposals during the process...



ISW RFPs Have Three Main Goals

- 1** Facilitate Design Excellence on the South and West Sides
- 2** Use Inclusive Decision-Making Process to Guide Economic Development
- 3** Build Local Wealth

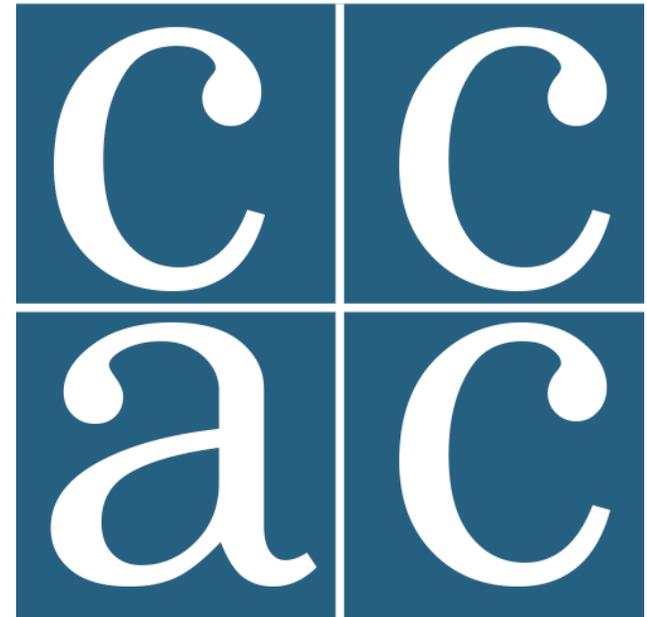
Goal 1

Facilitate Design Excellence on the South and West Sides

Chicago Central Area Committee providing pro bono design & real estate services

CCAC creating development & design framework for first 3 ISW corridors

- Building program & massing concepts
- Renderings & visuals of concepts
- ROW & streetscape recommendations
- Urban design recommendations
- Market analysis
- Financial analysis



Goal 2

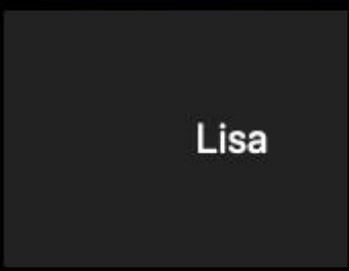
Use Inclusive Decision-Making Process to Guide Economic Development

On-Going Engagement

- CCAC's development framework based on previous **community-driven designs & plans**
- DPD leading **ISW Community Roundtables & Workshops** with support from CCAC teams to determine community's preferred development concepts
- **Additional one-on-one outreach** with targeted groups to supplement information from past engagement (roundtables, workshops, past community plans)

Lisa

Luke Mich

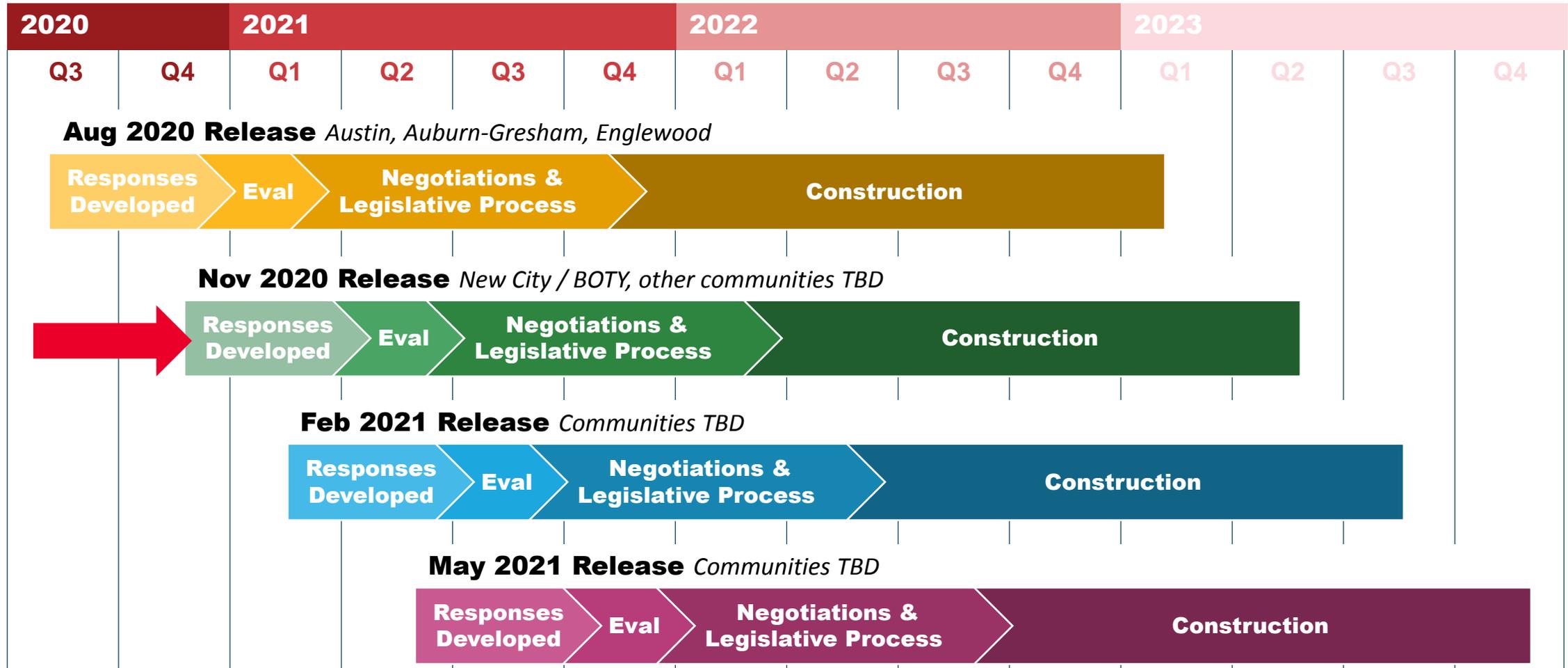


Using RFP Selection Process

Meaningfully engage community:

- **City to shortlist** finalist respondents
- **Finalists present** to Community (e.g. Aldermen, roundtable, public forum, etc.)
- Community **feedback incorporated into City negotiation process** with selected respondent
- **City announces selected proposal** to Community

RFP Release Schedule



RFP Process and Engagement



Design Team

**Lamar Johnson
Collaborative ↗**

Map Legend

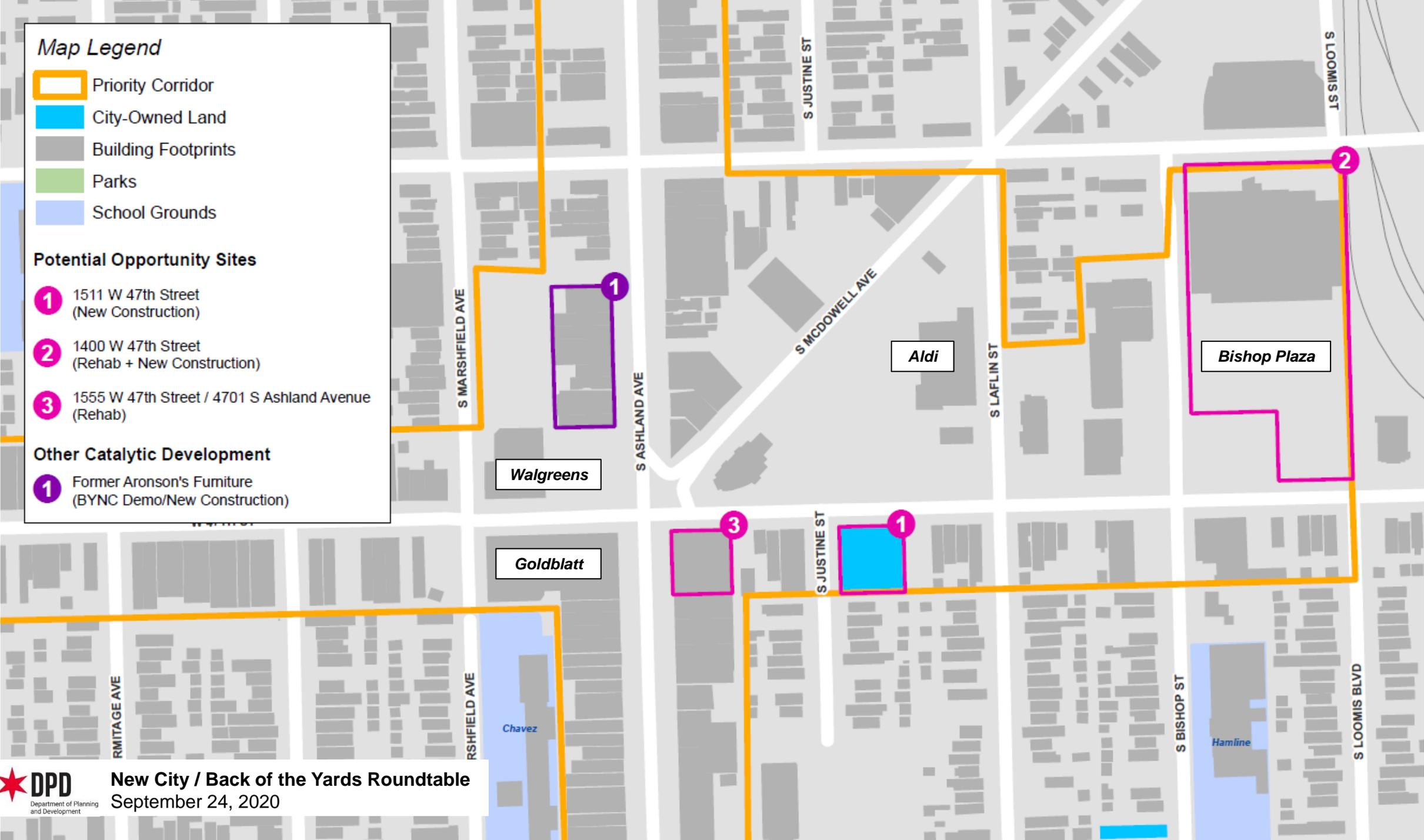
-  Priority Corridor
-  City-Owned Land
-  Building Footprints
-  Parks
-  School Grounds

Potential Opportunity Sites

-  1511 W 47th Street (New Construction)
-  1400 W 47th Street (Rehab + New Construction)
-  1555 W 47th Street / 4701 S Ashland Avenue (Rehab)

Other Catalytic Development

-  Former Aronson's Furniture (BYNC Demo/New Construction)



1

1511 W 47th St 47th + Justine

15,200 square feet vacant, city-owned land.

- 47th/Ashland TIF
- Zoned B3-2
- Enterprise Zone #2
- Ward 20, Taylor



Opportunities

- City-owned
- Key location along corridor
- Adjacent to NOF recipient

Challenges

- Relatively small site if parking is required



2

1400 W 47th St Bishop Plaza

55,000 SF vacant retail space on 178,000 SF of land, privately owned.

- 47th/Ashland TIF
- Zoned B3-2
- Enterprise Zone #2
- Ward 15, Lopez

Opportunities

- Motivated property owner
- Key location along corridor

Challenges

- Retail space for several years without luck
- Impact of Covid-19 and changing retail



3

1555 W 47th St Rainbow Building

4-story mixed-use building with single tenant in ground and vacant upper floors.

- 47th/Ashland TIF
- Zoned B1-3
- Enterprise Zone #2
- Ward 20, Taylor

Opportunities

- Prime location at key intersection
- Lots of interest in tenant spaces

Challenges

- Full building renovation not top priority
- Need a separate operator/partner if residential redevelopment



1 Welcome

2 Updates

NOF

Corridor Manager

DCEO BIG Round 2

3 RFP discussion

4 Next steps

